

**STAFFORD COUNTY PLANNING COMMISSION
AGENDA**

**ADMINISTRATION CENTER
BOARD OF SUPERVISORS CHAMBERS
1300 COURTHOUSE ROAD**

**OCTOBER 6, 2010
6:30 P.M.**

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL OF MEMBERS AND DETERMINATION OF QUORUM

DECLARATIONS OF DISQUALIFICATION

UNFINISHED BUSINESS

1. [Proposed Amendments to the “2010-2030 Comprehensive Plan” dated September 10, 2010.](#)
(Time Limit: October 20, 2010)
2. [CUP2900195; Conditional Use Permit - Stafford Lakes Service Center](#) - A request for a Conditional Use Permit to allow vehicle fuel sales in the B-2, Urban Commercial Zoning District as well as within the Highway Corridor (HC) Overlay District on Assessor’s Parcel 44-75 consisting of 0.96 acres, located on the north side of Warrenton Road and the east side of Berea Church Road within the Falmouth Election District. **(Time Limit: September 14, 2010) (History - Deferred at June 16, 2010 Meeting to July 7, 2010, for meeting with Mr. Hirons, staff and the applicant) (Deferred at July 7, 2010 Meeting to August 18, 2010) (Deferred at July 21, 2010 Meeting to September 1, 2010) (Deferred until BZA takes action on pending appeal)**
3. [COM1000041; Comprehensive Plan Compliance Review - Telecom Tower - AT&T @ Mountain Avenue](#) - A request for review to determine compliance with the Comprehensive Plan in accordance with Section 15.2-2232 of the Code of Virginia (1950) as amended, for a second telecommunication facility, located on the west side of Mountain Avenue approximately 700 feet north of White Oak Road on Assessor’s Parcel 54-45A within the George Washington Election District. **(Time Limit: October 17, 2010) (History - Deferred at August 18, 2010 Meeting to September 15, 2010) (Deferred at September 15, 2010 Meeting to October 6, 2010 Meeting at applicant’s request)**
4. [CUP1000042; Conditional Use Permit - Telecom Tower - AT&T @ Mountain Avenue](#) - A request to amend an existing Conditional Use Permit, specifically condition #1 of Resolution R08-480, to allow a second 175-foot tall monopole telecommunication facility in an A-1, Agricultural Zoning District on Assessor's Parcel 54-45A. The property, consisting of 3.62 acres, is located on the west side of Mountain Avenue approximately 700 feet north of White Oak Road, within the George Washington Election District. **(Time Limit: October 6, 2010 - Board of Supervisors Deadline) (History - Deferred at August 18, 2010 Meeting to September 15, 2010) (Deferred at September 15, 2010 Meeting to October 6, 2010 Meeting at applicant’s request)**

5. [Discussion of Paving Waivers](#). (Time Limit: November 15, 2010) (History - Deferred at September 15, 2010 Meeting to October 6, 2010 Meeting)
6. [Discussion of Private Access Easements](#). (Time Limit: November 15, 2010) (History - Deferred at September 15, 2010 Meeting to October 6, 2010 Meeting)
7. [Discussion of Preliminary Site Plans](#). (Time Limit: November 15, 2010) (History - Deferred at September 15, 2010 Meeting to October 6, 2010 Meeting)
8. [Discussion of Signs in the A-2 Zoning District](#). (Time Limit: December 14, 2010)
9. [Rappahannock River Overlay District and Potomac River Overlay District](#) (Referred back by Board of Supervisors) (Time Limit: October 6, 2010) (Deferred at June 16, 2010 Meeting to August 18, 2010) (Deferred at July 21, 2010 Meeting to September 1, 2010) (Deferred at September 1, 2010 Meeting to October 6, 2010)
10. [COM1000010; Comprehensive Plan Compliance Review - Miracle Valley Lane Sanitary Sewer Extension](#) - A request for review to determine compliance with the Comprehensive Plan in accordance with Section 15.2-2232 of the Code of Virginia (1950) as amended, for the extension of gravity sanitary sewer outside of the Urban Services Area a length of 505 linear feet to serve two residences, located on the north side of Deacon Road and east side of Grafton Village Elementary School on Assessor's Parcels 54-132, 54-133A and 54-133B within the Falmouth Election District. (Time Limit: July 4, 2010) (History - Deferred at May 19, 2010 Meeting to June 2, 2010 Meeting) (Deferred at June 2, 2010 Meeting to October 6, 2010 Meeting)
11. [COM1000090; Comprehensive Plan Land Use Amendment - Fairfield Inn and Suites](#) - A proposal to amend the Land Use Plan component of the Comprehensive Plan in accordance with Section 15.2-2229 of the Code of Virginia (1950), as amended. The proposed amendment would redesignate Assessor's Parcels 30-2C, 30-2D, and 30-5 from Urban Residential use to Urban Commercial use. The subject area consists of 5.34 acres and is located on the east side of Jefferson Davis Highway and the west side of Derrick Lane, approximately 2,000 feet south of Garrisonville Road, within the Aquia Election District. (Time Limit: November 14, 2010) (History - Deferred at September 15, 2010 Meeting to October 6, 2010 Meeting)
12. [RC1000091; Reclassification - Fairfield Inn and Suites](#) - A proposed reclassification from R-1, Suburban Residential Zoning District to B-2, Urban Commercial Zoning District to allow the construction of a hotel on Assessor's Parcels 30-2C and 30-2D. The subject area consists of 1.48 acres and is located on the east side of Jefferson Davis Highway and the west side of Derrick Lane approximately 2,000 feet south of Garrisonville Road, within the Aquia Election District. (Time Limit: December 14, 2010) (History - Deferred at September 15, 2010 Meeting to October 6, 2010 Meeting)
13. [CUP1000092; Conditional Use Permit - Fairfield Inn and Suites](#) - A request to amend an existing Conditional Use Permit, specifically condition #1 of Resolution R05-225, to allow two hotels (one existing and one proposed) within the Highway Corridor (HC) Overlay District on Assessor's Parcels 30-2C, 30-2D, and 30-5. The subject area consists of 5.34 acres and is located on the east side of Jefferson Davis Highway and the west side of Derrick Lane approximately 2,000 feet south of Garrisonville Road, within the Aquia Election District. (Time Limit: November 16, 2010) (History - Deferred at September 15, 2010 Meeting to October 6, 2010 Meeting)

NEW BUSINESS

14. [SUB100017; Patriot Ridge - Preliminary Subdivision Plan](#) - A preliminary subdivision plan for 16 single family residential lots on private well and septic systems, zoned A-2, Rural Residential, consisting of 23.12 acres located on the west side of William and Mary Lane, approximately 1,200 feet south of Decatur Road on Assessor's Parcels 31-67 and 31-68 within the Griffis-Widewater Election District. **(Time Limit: December 29, 2010)**
15. [PAE1000215; Mt. Olive Private Access Easement](#) - A request for a Private Access Easement to serve one (1) lot on Assessor's Parcel 36-59B located on the east side of Mt. Olive Road north of Kellogg Mill Road within the Hartwood Election District. **(Time Limit: November 13, 2010)**

7:30 P.M.

PUBLIC PRESENTATIONS

PUBLIC HEARINGS

None

PLANNING DIRECTOR'S REPORT

16. Transfer of Development Rights

COUNTY ATTORNEY'S REPORT

COMMITTEE REPORTS

CHAIRMAN'S REPORT

OTHER BUSINESS

APPROVAL OF MINUTES

September 1, 2010

ADJOURNMENT